

KENNETH R. CHIA TE  
707 WILSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA 90017

August 24, 1981

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CALIFORNIA  
COASTAL COMMISSION

Ms. Cindy Long  
California Coastal Commission  
631 Howard Street  
San Francisco, California 94105

Re: Permit No. 5-81-35  
Permit No. 5-81-44(A1)

Dear Cindy:

As you know, the application was approved at the State Hearing on August 19 in connection with application 5-81-35.

I was a little disappointed when I received the Staff Report and noted that the findings and conditions which you and I discussed were not included. I was hopeful we could have added those at the time of the hearing and thought you had indicated you planned to attend. In any event, I also recall your stating that we could include the necessary agreements and conditions in whatever documentation we provided to set forth the conditions imposed by the Commission. This letter will serve to request the necessary documentation from you in connection with both permits.

Permit 5-81-44(A1) (Relocation of Easement).

I do not know exactly what documentation you desire. I believe a simple document in a form that can be recorded could set forth the agreement by the Commission to accept in lieu of the previously recorded Offer to Dedicate (with appropriate reference) a revised location as set forth in an exhibit attached to the recorded document, that exhibit being the same one used in connection with the permit seeking the relocation. However, if you believe a completely new offer to dedicate is required with appro-

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priate language indicating it is accepted in lieu of and as a substitute for the previous Offer to Dedicate, I would have no objection to this procedure. In any event I would like to accomplish this and get it recorded as soon as possible so I can get the necessary financing. Currently there is no encumbrance on the one acre parcel.

Permit 5-81-35 (Residence With Parking Conditions)

Kindly prepare the necessary Offer to Dedicate consistent with our discussion. The conditions and agreements we agreed, which I would like recited in the document include the following:

(a) Neither the access nor the proposed parking space would be used, opened, posted or improved until such time as they were accepted by an appropriate or approved agency.

(b) The parking space would be offered subject to applicant's right to subsequently locate reasonable ingress and egress to the subject property.

(c) Although I think it is clear, emphasize that the 25 feet is to be adjacent to and parallel to the existing highway and within the same area previously offered for dedication for future highway use and

(d) That with the imposition of this condition reasonable beach access shall be deemed to have been provided so that no further conditions regarding parking, access or improvements thereon shall be imposed in connection with further improvements to the subject or adjoining properties owned by applicant, including particularly parcel 1 of the parcel map.

I once again wish to reiterate my appreciation for your professional and cooperative attitude in connection with resolving the problems we mutually face. It is a refreshing change to see people trying to solve rather than create problems. I am sorry



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I missed the opportunity of personally meeting you at the Hearing but I am sure I will have the opportunity in the near future. Perhaps when you get all the documentation available we can get together for a "signing party".

I look forward to hearing from you if you have any comments with respect to the proposed documentation. Otherwise I look forward to receipt of the documentation at your earliest convenience.

Very truly yours,

Kenneth R. Chiate

cc: Ms. Dixie Howell  
California Coastal Commission